



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend Comprehensive Zoning By-law 270-2004

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
 - a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Highway Commercial One –Section 2566 (HC1-2566) and Highway Commercial Two – Section 2586 (HC2-2586)	Hurontario Corridor Mixed-Use One - – Section 2969 (HMU1-2969)

- b. By adding thereto the following Section:

“2969 The lands zoned HMU1-2969 on Schedule A to this by-law:

2969.1 Shall only be used for the following purposes:

- (a) all of the uses permitted by the HMU1 zone;
- (b) a retail establishment, that has a gross floor area of less than 4,500 square metres; and,
- (c) a supermarket, that has a gross floor area of less than 4,500 square metres.

2969.2 Shall be subject to the following requirements and restrictions:

- (a) Maximum Floor Space Index: No requirement;
- (b) Maximum Gross Floor Area: 21,450 square metres;
- (c) Minimum Streetline Setback: 2.5 metres;
- (d) Maximum Streetline Setback: 3.0 metres;
- (e) The tower portion of the building shall be setback a minimum of 2.5 metres from the edge of the podium;

- (f) Maximum Building Height:
 - i) For a podium: 24.0 metres; and,
 - ii) Overall building height: 75.0 metres, excluding mechanical penthouses and architectural features;
- (g) Maximum gross floor area for an individual storey: 800.0 square metres above the 6th floor;
- (h) Minimum Landscape Open Space:
 - i) Where any portion of the site abuts an institutional or residential zone, a minimum of 3.0 metres shall be provided;
- (i) Motor Vehicle Parking:
 - i) Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed a maximum of 45 surface parking spaces; and,
 - ii) An above grade parking structure shall be prohibited.

2969.3 All lands zoned HMU1-2969 shall be treated as one lot for zoning purposes.

2969.4 For the purposes of this section, a Podium shall be defined as follows:
“Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to the tower, rest.”

ENACTED and PASSED this 18th day of May, 2022.

Approved as to form.
2022/05/06
SDSR

Patrick Brown, Mayor

Approved as to content.
2022/05/06
AAP

Peter Fay, City Clerk

(T01W14.010)